

AMENDING OFFICIAL ZONING MAP

WEST SIDE OF SOUTH AYCOCK STREET BETWEEN MORTON STREET AND COBB STREET

BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from RM-18 Residential Multifamily to Conditional District – Planned Unit Development - Infill (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point in the intersection of the western right-of-way line of South Aycock Street and the northern right-of-way line of Cobb Street; thence along said northern right-of-way line N87°28'17"W 179.15 feet to a point; thence N02°18'34"E 87.68 feet to a point; thence N04°36'40"E 99.93 feet to a point; thence N04°17'16"E 99.54 feet to a point; thence S85°49'07"E 177.88 feet to a point in the western right-of-way line of South Aycock Street; thence along said right-of-way line S03°38'00"W 99.49 feet to a point; thence continuing along said right-of-way line S04°00'55"W 100.28 feet to a point; thence continuing along said right-of-way line S02°20'30"W 88.61 feet to the point and place of BEGINNING, as shown on a Zoning Sketch Plan prepared by CivilDesigns, P.A. and dated 7/28/06.

Section 2. That the rezoning of RM-18 Residential Multifamily to Conditional District – Planned Unit Development - Infill is hereby authorized subject to the following use limitations and conditions:

- 1) Uses: Primarily residential multifamily with a maximum of 3,900 square feet devoted to Neighborhood Business uses, excluding laundromats, commercial parking and any use with drive-thru service.
- 2) Maximum number of residential units shall not exceed 27.
- 3) Maximum number of buildings shall not exceed two 3-story buildings.
- 4) Architecture will be similar to existing apartment buildings.
- 5) A minimum of 57 parking spaces will be provided.
- 6) Install a bicycle rack to accommodate up to 12 or more bicycles.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on September 22, 2006.